

November 18, 2003

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 7:03 p.m. on Tuesday, November 18, 2003, in City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Lieu, McIntyre, Mauno, Nowatka, Scotto, Witkowsky, and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, and other staff representatives.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Councilmember Nowatka.

Councilmember Witkowsky gave the non-sectarian invocation for the meeting.

**3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

**MOTION:** Councilmember McIntyre moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Scotto, and passed by unanimous roll call vote.

**MOTION:** Councilmember McIntyre moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Lieu and passed by unanimous roll call vote.

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

City Clerk Herbers announced that the nomination period for the March 2, 2003 City Council election for three council positions was open until December 5, 2003 and that five individuals including three incumbents were currently circulating nomination papers. She stated that additional information was available on the website [www.tornet.com](http://www.tornet.com) or by contacting her at 618-2870.

City Clerk Herbers announced that applications were being accepted for appointment to various advisory commissions and that applications were available on the City of Torrance website or by calling the City Clerk's office at 618-2870.

City Manager Jackson introduced the new Communications and Information Technology Director Richard Shigaki and thanked Ryan Lee, Ernest Gallo, and Al Mainous for serving as Acting Directors over the past few months.

7. **CONSENT CALENDAR**

7A. **APPROVAL OF MINUTES OF SEPTEMBER 16, 2003**

7B. **LICENSE AGREEMENT WITH ATLANTIC RICHFIELD COMPANY**

**Recommendation**

Recommendation of the **Community Development Director** that City Council authorize the Mayor to execute and the City Clerk to attest to a license agreement with Atlantic Richfield Company, for two (2) groundwater monitoring wells.

7C. **LICENSE AGREEMENT WITH EXXONMOBIL OIL CORPORATION**

**Recommendation**

Recommendation of the **Community Development Director** that City Council authorize the Mayor to execute and the City Clerk to attest to a license agreement with ExxonMobil Oil Corporation, for three (3) groundwater monitoring wells.

7D. **AMENDMENT TO CONSULTING SERVICES AGREEMENT WITH TELLURIS, INC.**

**Recommendation**

Recommendation of the **Public Works Director** and the **Parks and Recreation Director** that City Council:

- 1) Approve an amendment to the existing consulting services agreement with Telluris, Inc. (C2003-077), for a six-month extension to June 6, 2004 to provide sufficient time for evaluating the water sources of the Madrona Marsh; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said amendment.

7E. **AMENDMENT TO INTER-AGENCY SERVICE TRANSFER AGREEMENT WITH ACCESS SERVICES, INC.**

**Recommendation**

Recommendation of the **Transit Director** that City Council authorize the Mayor to execute and the City Clerk to attest to an amendment to the Inter-Agency Service Transfer Agreement (C2003-055) with Access Services, Inc. for the Free Fare Program.

7F. **APPROPRIATION OF FUNDS FOR "EOC IN A BOX" MATERIALS**

**Recommendation**

The **City Manager** requests that City Council appropriate \$82,806 for the purchase of "EOC In a Box" materials. (FEAP #412)

7G. **PURCHASE ORDER TO RETROFIT WHEELCHAIR LIFTS ON TORRANCE TRANSIT BUSES**

**Recommendation**

Recommendation of the **Transit Director** that City Council authorize the award of a purchase order in amount of \$317,730 to Ricon Corporation of Panorama City, CA to retrofit wheelchair lifts on twenty-one (21) Torrance Transit buses as part of Transit's Bus Refurbishment Project (FEAP #404) (B2003-31).

**7H. AMENDMENT TO CALWORKS FUNDING AGREEMENT WITH L.A. COUNTY**

**Recommendation**

Recommendation of the **Human Resources Director** that City Council accept and ratify the administrative changes made to the CalWORKS funding agreement with the County of Los Angeles (C2002-124).

Funding is available in the adopted 2003-2004 Human Resources Workforce Development Division (WDD) budget.

**7I. AUTHORIZATION FOR SALE OF SURPLUS VEHICLES**

**Recommendation**

Recommendation of the **Transit Director** that City Council authorize the sale of four (4) surplus/obsolete vehicles to Torrance Unified School District and two (2) vehicles to the City of Torrance Parks and Recreation Department.

CITY MANAGER NOTE: The purchase of buses for Parks and Recreation is to exercise an opportunity to enhance service. The Park & Recreation Department will return with a budget for operation and maintenance. If funding for the program is not realized, the buses can be auctioned off at that time

**MOTION:** Councilmember Mauno moved for the approval of Consent Calendar Items 7A through 7I. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**11. ADMINISTRATIVE MATTERS**

**11A. STATE OF LOCAL EMERGENCY RE CAROLWOOD LANE AND SINGINGWOOD DRIVE**

**Recommendation**

Recommendation of the **City Manager** and the **City Attorney** that City Council continue the state of local emergency, proclaimed March 2, 2001 for properties located on Carolwood Lane and Singingwood Drive.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**11B. MEMORANDUM OF UNDERSTANDING FOR TORRANCE POLICE OFFICERS ASSOCIATION**

**Recommendation**

Recommendation of the **City Manager** that City Council adopt a two-year Memorandum of Understanding for the Torrance Police Officers Association starting November 2, 2003 and ending June 30, 2005.

**MOTION:** Councilmember McIntyre moved to concur with the staff recommendation. The motion was seconded by Councilmember Witkowski and passed by unanimous roll call vote.

RESOLUTION NO. 2003-170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR  
EMPLOYEES REPRESENTED BY THE TORRANCE POLICE OFFICERS  
ASSOCIATION AND REPEALING RESOLUTION NO. 2000-111 (TPOA)

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-170. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**11C. TEMPORARY FREEZING OF FOUR POLICE OFFICER POSITIONS AND CIVILIANIZATION OF ONE SERGEANT POSITION**

**Recommendation**

Recommendation of the **Chief of Police** that the City temporarily freeze four Police Officer positions effective January 1, 2004 and civilianize one Sergeant position effective January 1, 2005.

Police Chief Herren reported that the Torrance Police Officers Association agreed to temporarily freeze four Police Officer positions and to civilianize one Sergeant position in order to provide funding to resolve pay grid issues.

In response to Councilmember Scotto's inquiry, Chief Herren confirmed that this action would not reduce the number of officers on the street or impact public safety because the positions to be frozen are currently unfilled. He noted that the civilianization of the Sergeant position will not take place until January 2005 so it will not affect the current promotional list.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**11D. TEMPORARY MORATORIUM ON INSTALLATION OF WIRELESS COMMUNICATIONS FACILITIES**

**Recommendation**

Recommendation of the **Community Development Director** that City Council adopt an interim Ordinance as an urgency measure, extending the period of the existing temporary moratorium on the installation of wireless communications facilities throughout the City ("Moratorium Extension Ordinance" "MEO"). If adopted, the MEO takes effect immediately upon its passage, and will remain in effect for 10 months and 15 days, unless prior to the expiration of that time period the City Council elects under Government Code Section 65858 to extend the moratorium period for up to an additional year.

The **Community Development Director** further recommends that the City Council approve a summary of the ordinance for publication.

The **Community Development Director** recommends that the City Council issue staff report as the "written report describing measures taken to alleviate the condition which led to the adoption of Ordinance No. 3546" as required by Government Code Section 65858.

Community Development Director Gibson stated that the proposed Ordinance would extend the existing temporary moratorium on the installation of wireless communications facilities, narrowing the scope by excluding certain properties. He noted supplemental material consisting of a letter in opposition to the moratorium from Michael Shonafelt of Nossaman, Guthner, Knox and Elliott, on behalf of Sprint PCS.

Responding to questions from the Council, City Attorney Fellows provided clarification regarding the term of the ordinance; confirmed that the moratorium could end sooner than the 10 months and 15 days specified; and advised that Mr. Shonafelt's letter presents the same arguments made at the time the moratorium was originally adopted.

Bill Marticorena, Rutan & Tucker, outside counsel retained by the City, stated that there was nothing in the letter that would cause him to change his recommendation that the Council adopt the proposed Ordinance.

In response to Councilmember Witkowsky's inquiry, Community Development Director Gibson confirmed that the purpose of the moratorium was to allow staff an opportunity to develop a consistent policy in dealing with wireless communication facilities so that they would have the least impact on the community.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

#### ORDINANCE NO. 3548

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, EXTENDING AN INTERIM ZONING ORDINANCE PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858(a) ESTABLISHING A TEMPORARY MORATORIUM ON INSTALLATION OF WIRELESS COMMUNICATIONS FACILITIES

**MOTION:** Councilmember Lieu moved for the adoption of Ordinance No. 3548. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**MOTION:** Councilmember Scotto moved to approve an ordinance summary for publication. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**MOTION:** Councilmember Scotto moved to adopt the staff report as the "written report" as required by Government Code Section 65858. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

## 12. **HEARINGS**

### 12A. **EAS03-00011, GPA03-00009, ZON03-00009, CUP03-00035, TTM60050: WASHINGTON STREET DEVELOPMENT LLC/CHERYL VARGO**

#### **Recommendation**

Recommendation of the **Planning Commission** and the **Community Development Director** that City Council deny the appeal and take the following action on property located at 2080 Washington Avenue:

- 1) Adopt a Negative Declaration (EAS03-00011);
- 2) Adopt an Ordinance approving a Zone Change (ZON03-00009) from ML (Limited Manufacturing District) to R-3 (Limited Multiple-Family Residential District);

- 3) Adopt Resolutions approving:
  - A General Plan Amendment (GPA03-00009) from Local Commercial to Medium-Density Residential;
  - A Conditional Use Permit (CUP03-00035) to allow the construction of 21 Townhouse Condominium units;
  - A Tentative Tract Map (TTM60050); and
- 4) Approve an **Ordinance Summary** for publication.  
**EAS03-00011, GPA03-00009, ZON03-00009, CUP03-00035, TTM60050:**  
**WASHINGTON STREET DEVELOPMENT LLC/CHERYL VARGO**

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Isomoto briefly described the proposed project and reviewed the zoning and General Plan designation of surrounding properties. She discussed the Planning Commission's action, noting that the Commission voted unanimously to approve the project, deleting the condition requiring the undergrounding of the overhead-serviced utilities and street lighting system, however, the Community Development Director was recommending that this condition be retained.

Submitting a chart to illustrate, Cheryl Vargo, representing the applicant, discussed the recent trend of converting properties with a Local Commercial General Plan designation for residential development, noting that most are too small to be viable for commercial development. She maintained that the proposed Zone Change/General Plan Amendment was appropriate because the neighborhood is predominantly residential with a park and a school in close proximity.

Ms. Vargo noted that the site was formerly occupied by Pacific Sales and that a residential development would generate significantly less traffic. She briefly described the project and urged the Council to approve it, deleting the condition requiring the undergrounding of utilities.

In response to Councilmember Scotto's inquiry, Ms. Vargo indicated that undergrounding the utilities would cost at least \$200,000.

Councilmember Scotto commented on the aesthetic improvement when overhead wires are eliminated and noted that there is little chance of getting it done except when property is redeveloped.

Ms. Vargo stated that the cost would have to be passed on to homebuyers at approximately \$10,000 per unit; contended that it was unfair to burden the development with the entire cost; and proposed that a fund be established into which developers could pay their fair share.

Doug Maupin, representing the applicant, stated that he did not believe the improvement from undergrounding the utilities at this location would be particularly noticeable and believed that the City would derive greater benefit from charging a fee, which could be used to underground utilities along a major thoroughfare such as Torrance Boulevard.

In response to Councilmember Mauno's inquiry, Mr. Maupin confirmed that adding \$10,000 to the price of the condominiums would not affect their marketability.

Mayor Walker noted that he has strongly supported the undergrounding of utilities since he was on the Planning Commission in 1975 and indicated that he did not favor allowing anything to be built without this requirement.

**MOTION:** Councilmember Scotto moved to deny the appeal and approve the project. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**MOTION:** Councilmember Scotto moved to adopt a Negative Declaration. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

#### ORDINANCE NO. 3549

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 2080 WASHINGTON AVENUE FROM M-L (LIMITED MANUFACTURING) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT)

**MOTION:** Councilmember Lieu moved for the adoption of Ordinance No. 3549. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

#### RESOLUTION NO. 2003-171

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LOCAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR PROPERTY LOCATED in the R-3 ZONE (ZONE CHANGE PENDING) IN THE CITY OF TORRANCE AT 2080 WASHINGTON AVENUE  
**GPA03-00009: WASHINGTON STREET DEVELOPMENT LLC**

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-171. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

#### RESOLUTION NO. 2003-172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 21-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE M-L ZONE (CHANGE OF ZONE TO R-3 PENDING) AT 2080 WASHINGTON AVENUE  
**CUP03-00005: WASHINGTON STREET DEVELOPMENT LLC**

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-172, including the condition requiring the undergrounding of utilities. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION NO. 2003-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP ALLOWING ONE LOT TO BE SUBDIVIDED FOR A 21-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED in the ML ZONE (CHANGE OF ZONE TO R-3 PENDING) AT 2080 WASHINGTON AVENUE  
**TTM60050: WASHINGTON STREET DEVELOPMENT LLC**

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-173. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**MOTION:** Councilmember Scotto moved to approve an ordinance summary for publication. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**12B. EAS03-00009, GPA03-00005, ZON03-00006, CUP03-00028, TTM60011, VAR03-00006: REDONDO-THORNBURGH LLC/CHERYL VARGO**

**Recommendation**

Recommendation of the **Planning Commission** and the **Community Development Director** that City Council deny the appeal and take the following actions on property located at 3864 Redondo Beach Boulevard:

- 1) Adopt a Negative Declaration (EAS03-00009);
- 2) Adopt an Ordinance approving a Zone Change (ZON03-00006) from C-2 (General Commercial District) to R-3 (Limited Multiple-Family Residential District);
- 3) Adopt Resolutions approving:
  - A General Plan Amendment (GPA03-00005) from Local Commercial to Medium-Density Residential;
  - A Conditional Use Permit (CUP03-00028) to allow the construction of eight Townhouse Condominium units;
  - A Tentative Tract Map (TTM60011);
  - A Variance (VAR03-00006) for the use of tandem parking for the townhouse units; and
- 4) Approve an **Ordinance Summary** for publication.

**EAS03-00009, GPA03-00005, ZON03-00006, CUP03-00028, TTM60011, VAR03-00006: REDONDO-THORNBURGH LLC/CHERYL VARGO**

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Isomoto briefly described the project and reviewed the zoning and General Plan designation of surrounding properties. She discussed the Planning Commission's action, noting that the Commission voted unanimously to recommend that the Council adopt a Negative Declaration and approve the Zone Change and General Plan Amendment and that the Conditional Use Permit, Tentative Tract Map, and Variance were approved by a vote of 5-1.

Cheryl Vargo, representing Redondo-Thornburgh LLC, reported that the applicant worked very closely with the neighbors to the south to minimize the project's impact on them. She noted that they voiced support for the project at the Planning Commission meeting and indicated their preference for a residential development on this site instead of another commercial use.



Gladys Holt, 16838 Thornburgh Avenue, voiced her objection to having the project's entrance on Thornburgh and maintained that it should be relocated to Redondo Beach Boulevard.

Mayor Walker stated that he thought it would be far more dangerous to have the project's entrance on Redondo Beach Boulevard, an opinion supported by Transportation Planning Division staff.

**MOTION:** Councilmember Scotto moved to close the public hearing. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**MOTION:** Councilmember Witkowsky moved to deny the appeal and approve the project. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**MOTION:** Councilmember Scotto moved to adopt a Negative Declaration. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

#### ORDINANCE NO. 3550

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 3864 REDONDO BEACH BOULEVARD FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT)

**MOTION:** Councilmember Lieu moved for the adoption of Ordinance No. 3550. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

#### RESOLUTION NO. 2003-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LOCAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) IN THE CITY OF TORRANCE AT 3864 REDONDO BEACH BOULEVARD

**GPA03-00005: REDONDO THORNBURGH, LLC**

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-174. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

#### RESOLUTION NO. 2003-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF AN EIGHT-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED in the C-2 ZONE (CHANGE OF ZONE TO R-3 PENDING) AT 3864 REDONDO BEACH BOULEVARD

**CUP03-00028: REDONDO THORNBURGH LLC**

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-175. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION NO. 2003-176

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT ALLOWING ONE LOT TO BE SUBDIVIDED FOR AN EIGHT-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE C-2 ZONE (CHANGE OF ZONE TO R-3 PENDING) AT 3864 REDONDO BEACH BOULEVARD  
**TTM60011: REDONDO THORNBURGH LLC**

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-176. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION NO. 2003-177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW TANDEM PARKING ON PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 3864 REDONDO BEACH BOULEVARD  
**VAR03-00006: REDONDO THORNBURGH LLC**

**MOTION:** Councilmember Lieu moved for the adoption of Resolution No. 2003-177. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**MOTION:** Councilmember Scotto moved to approve an ordinance summary for publication. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

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The Council met as the Redevelopment Agency from 7:57 p.m. to 8:01 p.m.

**16. ORAL COMMUNICATIONS**

**16A.** Councilmember Lieu noted that he, along with Councilmembers Mauno and Scotto, had attended a salute to South Bay firefighter strike teams hosted by Congresswoman Harman and asked for recognition of Torrance firefighters who served on strike teams.

**16B.** Councilmember Lieu noted that he serves on a Military Academy Nomination Committee and that nominations could be submitted through Congresswoman Harman at 310.643.3636.

**16C.** Councilmember Lieu commended Torrance Elementary School on receipt of a cash award of \$129,000 for improving test scores.

**16D.** Councilmember Mauno noted that he attended opening night of the Palos Verdes Players, a Torrance theatrical group located behind Palos Verdes Bowl on Crenshaw Boulevard, and encouraged community support.

**16E.** Councilmember Mauno commented on his attendance at Governor Schwarzenegger's inauguration, noting that it was a very moving event, and complimented the California Highway Patrol for their handling of security.

**16F.** Noting that there are historical homes in Old Torrance that could be lost due to financial pressures, such as increasing property taxes, Councilmember Mauno reported that the Mills Act affords some property tax relief for individuals who agree to enter into voluntary contracts for the preservation of designated historical structures. He asked for City Council concurrence to bring the matter before the Community Development Committee.

**16G.** Councilmember McIntyre wished Mayor Walker a happy birthday.

**16H.** Councilmember McIntyre commented on her attendance at an Ethics in Government Seminar along with Mayor Walker and Councilmember Nowatka.

**16I.** Councilmember McIntyre stated that letters written to legislators mean a lot and encouraged those with comments/concerns about AB 1160 to write Assemblywoman Debra Bowen.

**16J.** Councilmember Nowatka wished a happy birthday to Councilmember McIntyre.

**16K.** Councilmember Nowatka noted that he and Community Development Director Gibson would be speaking to the Old Torrance Neighborhood Association on the topic of AB1160, as well as the implications of AB1266 which preceded it, on November 19.

**16L.** Councilmember Nowatka wished former TUSD superintendent Arnold Plank a speedy recovery.

**16M.** Councilmember Nowatka commented on his attendance at a leadership conference for Torrance middle schools along with Police Chief Herren and Mayor Walker.

**16N.** Councilmember Scotto announced that the Finance and Governmental Operations Committee had met to review the 1<sup>st</sup> quarter Budget; commended staff for the brochure Budget at a Glance; and encouraged residents who are interested in the budget to pick up a copy.

**16O.** Councilmember Scotto commented on the new dial-a-taxi program and noted the availability of "rainy day tickets," low-cost tickets for seniors which do not expire.

**16P.** Councilmember Scotto noted that he and Councilmember Nowatka had attended the Veterans Day parade in Palms Springs to gather ideas for the Torrance Armed Forces Day parade.

**16Q.** Councilmember Witkowsky echoed birthday wishes to both the Mayor and Councilmember McIntyre.

**16R.** John Sullivan, Torrance, commented on the conversion of commercial properties to residential developments, expressing concerns about overcrowding in the City, as well as the impact on schools. He urged that this type of development be curtailed.

Mayor Walker assured Mr. Sullivan that every time a project comes forward, its impact on the City, as well as the specific area in which it is located, is thoroughly analyzed. He stated that the city's population growth over the last ten years has been negligible; that the school system can absorb the small number of students that are being added; and that the vast majority of traffic in Torrance is generated by people driving through the community, not those who live here. He stated that the development currently taking place is not a product of the Mayor and this City Council, but rather a product of the economic times, fueled by a rapid appreciation of property values, a tremendous demand for housing in Torrance, and low interest rates. He noted that the larger developments have taken place with the cooperation and approval of many of the people in the residential areas surrounding them, including the recently approved project on Maricopa, which was welcomed by residents in the Torrance Gardens area.

#### **17. EXECUTIVE SESSION**

At 8:21 p.m., the Council recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17A) Conference with Labor Negotiator; 17B) Legal Counsel – Existing Litigation; 17C) Public Employee Performance Evaluation; and 16D) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code Sections 54957.6, 54956.9(a), 54957, and 54956.8.

The Council reconvened in Council Chambers at 9:11 p.m. City Attorney Fellows noted that staff was to prepare a Safety Management Resolution effective November 2, 2003 to be brought to the next meeting. No formal action was taken on any other matter considered in closed session.

#### **18. ADJOURNMENT**

At 9:12 p.m., the meeting was adjourned to Tuesday, November 25, 2003, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

Attest:

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Mayor of the City of Torrance

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Sue Herbers, CMC  
City Clerk of the City of Torrance

Approved on January 13, 2004